

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005

Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: _TEXARKANA, AR HOUSING AUTHORITY

PHA Number: __AR015

PHA Fiscal Year Beginning: (mm/yyyy) __04/2001

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2005
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction (select one of the choices below).

☐ The mission of the PHA is the same as that of the Department of Housing and Urban

Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

The Texarkana, Arkansas Housing Authority is dedicated to provide the citizens of this community with quality, affordable housing free from drugs and violent crime and well-maintained. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We will continue to serve our residents and the community in a manner that demonstrates professional courtesy, respect and empathy.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE

STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify

Objectives

☐ Apply for additional rental vouchers:

☒ Reduce public housing vacancies: by 5%

☐ Leverage private or other public funds to create additional housing opportunities:

☒ Acquire or build units or developments as funding permits.

☐ Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Improve public housing management: (PHAS score)

☒ Improve voucher management: (SEMAP score)

☒ Increase customer satisfaction: Maintain high level of satisfaction

☒ Concentrate on efforts to improve specific management functions:
(list; Vacancies/TARs

☒ Renovate or modernize public housing units: Use capital funds

☒ Demolish or dispose of obsolete public housing: Demolish 10 units in
Pinehurst Village.

☐ Provide replacement public housing:

☐ Provide replacement vouchers:

☒ Other: (list below)

Conduct business in a professional manner which respects the diversity of our clients and staff.

☒ PHA Goal: Increase assisted housing choices

Objectives:

☐ Provide voucher mobility counseling:

☒ Conduct outreach efforts to potential voucher landlords

☒ Increase voucher payment standards as needed

☒ Implement voucher homeownership program:

☒ Implement public housing or other homeownership programs:

☐ Implement public housing site-based waiting lists:

☐ Convert public housing to vouchers:

☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment

Objectives:

☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: We have no high income developments so we will promote activities and rents to attract higher income families into our low income developments.

☒ Implement public housing security improvements: Security and police patrols.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities) 4 units in Carver & Highpoint designated for disabled.

☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted

household

Objectives:

X ☐ Increase the number and percentage of employed persons in assisted families: Help employ 50 persons in next 5 years.

☒ Provide or attract supportive services to improve assistance recipients' employability: Provide transportation to Adult Ed and WAGE classes.

X ☐ Provide or attract supportive services to increase independence for

the elderly or families with disabilities. Educate residents as to assistance provided by SWAD and SW Mental Health.

____ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

 X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

 X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

____ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

____ Other: (list below)

Other PHA Goals and Objectives: (list below)

I.. HELP FAMILIES IMPROVE THEIR SKILLS AND MAXIMIZE THEIR POTENTIAL.

1. HATA will expand its learning centers. Approximately 100 people per year will be assisted.
2. HATA will contract to teach housekeeping classes to residents whose skills are below standard. We will serve 25 residents by March, 2004.
3. HATA will assist 50 persons in obtaining jobs through our job opportunities program. We will serve 100 residents by March, 2004.

II. IMPROVE OUR COMMUNITIES THROUGH DEMOLITION, MODERNIZATION AND INCREASING RESIDENT PRIDE.

1. HATA will remove 10 units in Pinehurst Village by June, 2000.
2. HATA will instal off -street parking in Pinehurst Village by June, 2001.
3. HATA will purchase or build two (2) houses to be rented to Section 8 participants. Through the FSS program they can obtain a down-payment with their escrow and purchase the house if they wish. We propose to make this program on-going by purchasing two more houses when these sell

GOAL PROGRESS

Our goal for reducing vacancies by 5% has been exceeded. We have reduced vacancies by 7% in the past 8 months. We are in the process of selecting plans to build a two bedroom duplex and a three bedroom house on property we own.

We are maintaining our high performer status. We have demolished 10 units in Pinehurst Village. We have an on-going modernization program through Capital Funds.

We have increased our voucher payment standard to 100% for all except two bedroom and that was increased by 105%.

We have set policy to encourage higher income families to live in lower income complexes.

We have set a goal of helping 100 residents become employed in the next 5 years. We have assisted 24 persons in the past 8 months to find jobs.

We have expanded our two learning centers by purchasing four new computers, printers, a copy machine, additional tables, bookcase and books.

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

☒ **High Performing PHA**

☐ **Small Agency (<250 Public Housing Units)**

☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

HATA will implement programs and activities which will improve and increase housing opportunities for extremely low, very low and low income families in Texarkana, Miller County, Arkansas. Through its capital and operating budgets it will maintain and improve the present public housing units. It will modernize public housing to make it competitive in the local market.

We will have two learning centers available for students. These centers will have computers, books and a reference library. We will refer unemployed residents to businesses with job opportunities.

Annual Plan Table of Contents

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

	<u>Page #</u>
Annual Plan	
Executive Summary	1
i. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	20
5. Operations and Management Policies	23
6. Grievance Procedures	24
7. Capital Improvement Needs	25
8. Demolition and Disposition	27
9. Designation of Housing	28
10. Conversions of Public Housing	29
11. Homeownership	30
12. Community Service Programs	32
13. Crime and Safety	35
14. Pets (Inactive for January 1 PHAs)	37
15. Civil Rights Certifications (included with PHA Plan Certifications)	38
16. Audit	38
17. Asset Management	39
18. Other Information	41

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Optional Attachments:

Supporting Documents Available for Review

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
√	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
√	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
√	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
√	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
√	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Schedule of flat rents offered at each public housing development √ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies √ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document	Applicable Plan Component
√	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures √ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures √ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
√	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
√	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
√	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
√	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
√	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
√	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
√	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42	Annual Plan: Annual Audit

Applicable & On Display	Supporting Document	Applicable Plan Component
	U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Family Type	Overall	Affordability	Stability	Quality	Access	Location	
each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.							
					Size		
Income <= 30% of AMI	1997	3	4	3	4	2	2
Income >30% but <=50% of AMI	667	3	4	3	4	2	2
Income >50% but <80% of AMI	599	3	4	2	2	1	1
Elderly	563	4	4	3	4	3	2
Families with Disabilities	N/A						
Race/Ethnicity	White-	non hispanic		15,112			
Race/Ethnicity	Black			7,161			
Race/Ethnicity	Hispanic			172			
Race/Ethnicity	Other			186			

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s

Indicate year: 1995-1999

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data

Indicate year: _____

_____ Other housing market study
 Indicate year: _____
 _____ Other sources: (list and indicate year of information)

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	110		127
Extremely low income <=30% AMI	93	85 %	
Very low income (>30% but <=50% AMI)	16	14.5 %	
Low income (>50% but <80% AMI)	1	.5 %	
Families with children	63	57 %	
Elderly families	5	5 %	
Families with Disabilities	4	4 %	
Race/ethnicity white	30	27 %	
Race/ethnicity black	79	72 %	
Race/ethnicity other	1	1 %	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing			

Only)			
1BR	44	40 %	
2 BR	46	42 %	
3 BR	17	15 %	
4 BR	3	3 %	
5 BR	0		
5+ BR	0		

Is the waiting list closed (select one)? No Yes

If yes:

B. How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ X Reduce turnover time for vacated public housing units
- ☒ X Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities

_____ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs

_____ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

_____ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

_____ Funding constraints

☒ Staffing constraints

_____ Limited availability of sites for assisted housing

☒ Extent to which particular housing needs are met by other organizations in the community

☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

☒ Influence of the housing market on PHA programs

_____ Community priorities regarding housing assistance

_____ Results of consultation with local or state government

☒ Results of consultation with residents and the Resident Advisory Board

_____ Results of consultation with advocacy groups

_____ Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$890,851.00	
b) Public Housing Capital Fund	\$809,696.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$94,591.00	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Funds (2 years plus	\$688,855.00	
Drug Grants Funds	\$30,543.00	
3. Public Housing Dwelling Rental Income	\$312,000.00	
4. Other income (list below)		
Reserves	\$481,954.00	
4. Non-federal sources (list below)		
Total resources	\$2,619,635.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

_____ When families are within a certain number of being offered a unit: (state number)

_____ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe) Within 10 days of application and/or before admission.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe) Owing money to PHA or other PHA's

c. ☒ Yes _____ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. _____ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? Local law does.

e. _____ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) Local law does.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list

_____ Sub-jurisdictional lists

_____ Site-based waiting lists

_____ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office

_____ PHA development site management office

_____ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD- approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☐ One
☐ Two
☒ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
 In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

a. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☒ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☒ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☐ 3 Date and Time

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☒ Victims of domestic violence
☐ Substandard housing
☐ Homelessness

☐ High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families

☐ Residents who live and/or work in the jurisdiction

☐ Those enrolled currently in educational, training, or upward mobility programs

☐ Households that contribute to meeting income goals (broad range of incomes)

☒ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

☒ Other preference(s) (list below)

Elderly, displaced, disabled, and families with children will be housed before other singles.

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease

☒ The PHA's Admissions and (Continued) Occupancy policy

☒ PHA briefing seminars or written materials

☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☐ At an annual reexamination and lease renewal

☒ Any time family composition changes

☐ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote

deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

_____ Adoption of site based waiting lists

_____ If selected, list targeted developments below:

__X__ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Pinehurst Village, Bramble Courts, Carver Courts, Highpoint Homes, Inghram Homes and Union Village Plaza ..

X Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Pinehurst Village, Bramble Courts, Carver Courts, Highpoint Homes, Inghram Homes and Union Village Plaza.

X Other (list policies and developments targeted below)

Allowing low income families to house 1 child per bedroom..

PHA will pay utility hookups for low income families.

d. X Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

X Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

—X—	Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
-----	---

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

X List (any applicable) developments below:

Pinehurst Village, Bramble Courts, Carver Courts, Highpoint Homes, Inghram Homes and Union Village Plaza

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

X Not applicable: results of analysis did not indicate a need for such efforts

_____ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

(1) Eligibility
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☐ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☐ Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☐ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☐ PHA main administrative office
- ☐ Other (list below)

(3) Search Time

- a. ☐ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for

a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

____ Yes ____ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ____ Yes ____ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ____ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ____ Victims of domestic violence
- ____ Substandard housing
- ____ Homelessness
- ____ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ____ Working families and those unable to work because of age or disability
- ____ Veterans and veterans' families
- ____ Residents who live and/or work in your jurisdiction
- ____ Those enrolled currently in educational, training, or upward mobility programs
- ____ Households that contribute to meeting income goals (broad range of incomes)
- ____ Households that contribute to meeting income requirements (targeting)
- ____ Those previously enrolled in educational, training, or upward mobility programs
- ____ Victims of reprisals or hate crimes
- ____ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

_____ Date and Time

Former Federal preferences

- _____ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- _____ Victims of domestic violence
- _____ Substandard housing
- _____ Homelessness
- _____ High rent burden

Other preferences (select all that apply)

- _____ Working families and those unable to work because of age or disability
- _____ Veterans and veterans' families
- _____ Residents who live and/or work in your jurisdiction
- _____ Those enrolled currently in educational, training, or upward mobility programs
- _____ Households that contribute to meeting income goals (broad range of incomes)
- _____ Households that contribute to meeting income requirements (targeting)

- _____ Those previously enrolled in educational, training, or upward mobility programs
- _____ Victims of reprisals or hate crimes
- _____ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- _____ Date and time of application
- _____ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- _____ This preference has previously been reviewed and approved by HUD
- _____ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- _____ The PHA applies preferences within income tiers
- _____ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- _____ The Section 8 Administrative Plan
- _____ Briefing sessions and written materials
- _____ Other (list below)

- a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

_____ Through published notices

_____ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies. (select one)

_____ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

___X___ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

_____ \$0

_____ \$1-\$25

___X___ \$26-\$50

2. ___ Yes ___X___ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- a. Rents set at less than 30% than adjusted income

1. ___ Yes ___X___ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☒ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☒ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
9 % exclusion for payroll deductions
- ☒ For household heads
- ☒ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☒ Other (describe below)
Unreimbursed Medical Insurance for non-disabled or non-elderly families

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

_____ Never

_____ At family option

_____ Any time the family experiences an income increase

_____ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____

_____ Other (list below)

- g. _____ Yes _____ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

_____X_____ The section 8 rent reasonableness study of comparable housing

_____ Survey of rents listed in local newspaper

_____X_____ Survey of similar unassisted units in the neighborhood

_____ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

_____ At or above 90% but below 100% of FMR

_____ 100% of FMR

_____ Above 100% but at or below 110% of FMR

_____ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

_____ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

_____ The PHA has chosen to serve additional families by lowering the payment standard

_____ Reflects market or submarket

_____ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- ☐ Annually
- ☐ Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- ☐ Success rates of assisted families
- ☐ Rent burdens of assisted families
- ☐ Other (list below)

2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- ☐ \$0
- ☐ \$1-\$25
- ☐ \$26-\$50
- b. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☒ A brief description of the management structure and organization of the PHA follows:

Commissioners;-Executive Director;- 1- Office Manager; 2- Administrative Assistants; 3- Resident Services; 4- Section 8 Director; 5- Superintendent of Operations; 1- Housing Managers; 2- Administrative Assistant; 3- Housing Services Aide; 4- Administrative Assistant; 5- Maintenance Coordinator
Maintenance mechanics, laborers, aides, clerk and Records Clerk.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	386	132
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers	N/A	
Public Housing Drug Elimination Program (PHDEP)	386	132
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Admissions and Continued Occupancy Policy, Grievance Procedure

Maintenance Plan, Personal Policy, Procurement Policy and FHEO Policy

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ____ Yes __X__ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) See Attachment B

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

_____ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

_____ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

_____ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

_____ Revitalization Plan under development

_____ Revitalization Plan submitted, pending approval

_____ Revitalization Plan approved

_____ Activities pursuant to an approved Revitalization Plan underway

_____ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

_____ Yes _____ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

_____ Yes _____ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: <input type="checkbox"/> Demolition <input type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S.

Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes _____ No: X Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<u>Designation of Public Housing Activity Description</u>
1a. Development name: Carver Courts- Highpoint Homes
1b. Development (project) number: AR015003 and AR015004
2. Designation type: <input type="checkbox"/> Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) 11-16-1999
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
1. Number of units affected: 8 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes X No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined

submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

___ Yes ___ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ___ Assessment underway ___ Assessment results submitted to HUD ___ Assessment results approved by HUD (if marked, proceed to next question) ___ Other (explain below)
3. ___ Yes ___ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ___ Conversion Plan in development ___ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ___ Conversion Plan approved by HUD on: (DD/MM/YYYY) ___ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ___ Units addressed in a pending or approved demolition application (date submitted or approved: ___ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ___ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ___ Requirements no longer applicable: vacancy rates are less than 10 percent ___ Requirements no longer applicable: site now has less than 300 units ___ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date the agreement was signed? 01/08/2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- _____ Jointly administer programs
- _____ Partner to administer a HUD Welfare-to-Work voucher program
- _____ Joint administration of other demonstration program
- _____ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- _____ Section 8 admissions policies
- _____ Preference in admission to section 8 for certain public housing families
- _____ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- _____ Preference/eligibility for public housing homeownership option participation
- _____ Preference/eligibility for section 8 homeownership option participation
- _____ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes _____ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs.

The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Job Training	25	Resident Applications	PHA Main Office	Public Housing
Student Tutoring- Bramble Courts and Union Village Plaza	60	Open	Bramble Courts and Union Village Centers	All
Adult Education Transportation	10	Open	PHA Main Office	All

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	37
Section 8	9	14

- b. ____ Yes ____ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ____X__ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ____X__ Informing residents of new policy on admission and reexamination
- ____X__ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ____X__ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ____X__ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ____ Other: (list below)

D. Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

COMMUNITY SERVICE (24 CFR Part 960 Subpart F and 24 CFR 903.7)

A. Requirement

Each adult resident of the PHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides: or

Participate in an economic self-sufficiency program (define below) for 8 hours per month;
or

Perform 8 hours per month of combined activities (community service and economic self-sufficiency program)

B. Exemptions

The PHA shall provide an exception from the community service requirement for any individual who:

- Is 62 years of age or older;

- Is a blind or disabled individual, as defined under section 216(I)(1) or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;

- Is engaged in a work activity as defined in section 407(d) of the Social Security Act;

- Meet the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

- Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

C. Definition of Economic Self-Sufficiency Program

Any program designed to encourage, assist, train or facilitate economic independence of assisted families to provide work for such families. These can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment). Also, participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Service Plan or participating in the FSS Program and attending at least 3 FSS events annually.

D. Noncompliance

If the PHA determines that a resident subject to the community service requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance, and that:

- The determination of noncompliance is subject to the administrative grievance procedure under the PHA's Grievance Procedures; and

- Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

- The PHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the PHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
 - ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - ☐ Residents fearful for their safety and/or the safety of their children
 - ☒ Observed lower-level crime, vandalism and/or graffiti
 - ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - ☐ Other (describe below)
2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).
 - ☒ Safety and security survey of residents
 - ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - ☐ Resident reports
 - ☐ PHA employee reports
 - ☒ Police reports
 - ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
 - ☐ Other (describe below)
3. Which developments are most affected? (list below)

Pinehurst Villlage, Bramble Courts, Carver Courts, Highpoint Homes, Inghram Homes and Union Village Plaza

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
 - ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - ☒ Crime Prevention Through Environmental Design
 - ☒ Activities targeted to at-risk youth, adults, or seniors

- ☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (list below)
Bramble Courts, Pinehurst Village and Union Village Plaza

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
Other activities (list below)

2. Which developments are most affected? (list below)
Pinehurst Village, Bramble Courts, Carver Courts, Highpoint Homes, Hacota Homes I, Hacota Homes II, George Johnson Homes, Inghram Homes, and Union Village Plaza

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename:)
(See Attachment C)

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."

14. PET POLICY (24 CFR Part 903.79 (ii))

PET POLICY
(24 CFR 5.309)

These pet rules will not be applied to animals who assist persons with disabilities.

Registration of Pets:

Pets must be registered with the PHA prior to being brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculation required by the State or local law, and that the pet has no communicable disease and is pest-free.

Standard for Pets:

Residents are permitted to have one type of pet.

Dogs - Maximum number = 1, maximum weight = 25 pounds, maximum height = 16 inches

Cats - Maximum number = 1, must be litter box trained and have all inoculations

Birds - Maximum number = 1, must be caged.

Fish- Maximum aquarium size = 20 gallon

Rodents- Rabbit, guinea pig, hamster or gerbil ONLY. Maximum number = 1

Must be caged.

Turtle - Maximum number = 1. Must have acceptable container.

Pet Deposit:

\$75.00 or total tenant payment, whichever is greater. This is refundable.

Restricted areas:

Offices and community room. Dogs must be kept on a leash when outside the unit.

Pet Waste Removal Charge:

A separate pet waste removal charge of \$10.00 per occurrence will be assessed against the resident for violations of the per policy.

Pet Care:

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 12 hours.

Responsible Parties:

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health and safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

Termination of Tenancy:

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if: The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified and the violation is sufficient to terminate tenancy under terms of the lease.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
☒ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

____ Attached at Attachment (File name)

____ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

____ Considered comments, but determined that no changes to the PHA Plan were necessary.

____ The PHA changed portions of the PHA Plan in response to comments

____ List changes below:

____ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ____ Yes X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ____ Yes X No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

____ Candidates were nominated by resident and assisted family organizations

____ Candidates could be nominated by any adult recipient of PHA assistance

____ Self-nomination: Candidates registered with the PHA and requested a place on ballot

____ Other: (describe)

b. Eligible candidates: (select one)

____ Any recipient of PHA assistance

____ Any head of household receiving PHA assistance

____ Any adult recipient of PHA assistance

____ Any adult member of a resident or assisted family organization

____ Other (list)

c. Eligible voters: (select all that apply)

____ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

____ Representatives of all PHA resident and assisted family organizations

____ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary)

1. Consolidated Plan jurisdiction: (provide name here) Texarkana, Arkansas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the

Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
Provide decent, safe, sanitary housing in good condition for low income families.
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Attachments

Use this section to provide any additional attachments referenced in the Plans.

A. - Admission Policy for Deconcentration- Page 43

B. - 2001 Capital Fund Annual Statement- Page 44

C. - 2001 PHDEP Grant -Page 50

D. - Substantial Deviation- Page 56

E. - Resident Advisory Board Members- Page 57

ATTACHMENT A

Deconcentration Methodology

The PHA shall admit lower income families to higher income developments, and admit higher income families to lower income developments, using the following steps:

- Step 1: The PHA will annually determine the average income of all families residing in all of its general occupancy (family) developments (including families residing in developments approved for demolition or conversion to tenant-based assistance and families residing in public housing units in mixed-finance developments).
- Step 2: The PHA will determine which families on the waiting list have incomes higher than the PHA- wide average and designate these families "higher income families," and which have incomes lower than the PHA-wide average and designate these families "lower income families".
- Step 3: When a unit becomes available in a higher income development, the PHA shall skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available in a lower income development, the PHA shall skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit.

If the waiting list does not contain a family in the income category to whom the unit is to be offered, the PHA shall offer the unit to a family in the other income category.

ATTACHMENT B

**PHA Plan
Component 7
Table Library
Capital Fund Program Annual Statement
Parts I, II, and III**

Annual Statement

Capital fund Program (CFP) Part I. Summary

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	103,000
4	1410 Administration	72,000
5	1411 Audit	178
6	1415 Liquidated Damages	
7	1430 Fees and Costs	30,822
8	1440 Site Acquisition	
9	1450 Site Improvement	5,145
10	1460 Dwelling Structures	539,715
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	35,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	785,860
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
1. AR15-1 Pinehurst Village	1. Screen Doors	1460	26,040
	<u>SUBTOTAL</u>		<u>26,040</u>
2. AR15-2 Bramble Courts	2. Screen Doors	1460	33,600
	<u>SUBTOTAL</u>		<u>33,600</u>
3. AR-15-3 Carver Courts	1. 3 Bdrm Conversion	1460	18,000
	<u>SUBTOTAL</u>		<u>18,000</u>
4. AR15-4 Highpoint Homes	1. 3 Bdrm Conversion	1460	18,000
	2. Entry Doors	1460	5,250
	<u>SUBTOTAL</u>		<u>23,250</u>
5. AR15-5 George Johnson Homes	1. Plumbing	1460	8,820
	<u>SUBTOTAL</u>		<u>8,820</u>
6. AR15-6 Hacota Homes I	1. Entry Doors	1460	15,000
	2. Plumbing	1460	8,820
	3. Cabinets	1460	50,000
	<u>SUBTOTAL</u>		<u>73,820</u>
7. AR15-7 Inghram Homes	1. Entry Doors	1460	10,500
	2. Screen Doors	1460	12,600
	<u>SUBTOTAL</u>		<u>23,100</u>
8. AR15-8 Hacota Homes II & & III	1. Plumbing	1460	13,230
	2. Cabinets	1460	70,000
	3. Electrical Supply	1460	5,145
	<u>SUBTOTAL</u>		<u>88,375</u>

<u>9. AR15-9</u> <u>Union Village Plaza</u>	<u>1. Floors</u>	<u>1460</u>	<u>55,240</u>
	<u>2. Cabinets</u>	<u>1460</u>	<u>59,715</u>
	<u>3. 3 Bdrm Conversion</u>	<u>1460</u>	<u>18,000</u>
	<u>4. Central AC</u>	<u>1460</u>	<u>56,700</u>
	<u>5. Entry Doors</u>	<u>1460</u>	<u>35,000</u>
	<u>6. Screen Doors</u>	<u>1460</u>	<u>25,200</u>
	<u>SUBTOTAL</u>		<u>249,855</u>
<u>10. PHA Wide Admin</u>	<u>1. Train one Resident for Maintenance</u>	<u>1408</u>	<u>25,000</u>
	<u>Office Record Keeping</u>		
	<u>2. Hire Residents to do yard maintenance</u>	<u>1408</u>	<u>40,000</u>
	<u>3. Security Officer</u>	<u>1408</u>	<u>38,000</u>
	<u>SUBTOTAL</u>		<u>103,000</u>
<u>11. PHA Wide Admin</u>	<u>1. Mod. Coordinator</u>	<u>1410</u>	<u>30,000</u>
	<u>2. Benefits:</u>	<u>1410</u>	<u>19,000</u>
	<u>Mod. Coordinator & Assistant</u>		
	<u>3. Mod. Assistant</u>	<u>1410</u>	<u>20,000</u>
	<u>4. Ads</u>	<u>1410</u>	<u>3,000</u>
	<u>SUBTOTAL</u>		<u>72,000</u>
<u>12. PHA</u> <u>Wide Audit</u>	<u>Audit</u>	<u>1411</u>	<u>178</u>
	<u>SUBTOTAL</u>		<u>178</u>
<u>13. PHA Wide</u> <u>Fees & Costs</u>	<u>1. Inspector</u>	<u>1430</u>	<u>30,822</u>
	<u>SUBTOTAL</u>		<u>30,822</u>
<u>14. PHA</u> <u>Wide Equipment</u>	<u>1. Office Equipment</u>	<u>1475.4</u>	<u>35,000</u>
	<u>SUBTOTAL</u>		<u>35,000</u>

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

<u>Development Number/Name HA-Wide Activities</u>	<u>All Funds Obligated (Quarter Ending Date)</u>	<u>All Funds Expended (Quarter Ending Date)</u>
<u>AR15001 Pinehurst Village</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15002 Bramble Courts</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15003 Carver Courts</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15004 Highpoint Homes</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15005 George Johnson</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15006 Hacota Homes I</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15007 Inghram Homes</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15008 Hacota Homes II & III</u>	<u>3/31/03</u>	<u>09/30/04</u>
<u>AR15009 Union Village Plaza</u>	<u>3/31/03</u>	<u>09/30/04</u>

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<u>Optional 5-Year Action Plan Tables</u>			
<u>Development Number</u>	<u>Development Name (or indicate PHA wide)</u>	<u>Number Vacant Units</u>	<u>% Vacancies in Development</u>
<u>Description of Needed Physical Improvements or Management Improvements</u>			<u>Estimated Cost</u>
			<u>Planned Start Date (HA Fiscal Year)</u>
<u>Total estimated cost over next 5 years</u>			

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

[illegible]

ATTACHMENT C

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 94,591.00

B. Eligibility type (Indicate with an "x") N1 N2 R X

C. FFY in which funding is requested

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

To improve security in all complexes, reduce unsupervised youth hanging out and increase the feeling of safety among residents.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area

<u>PHDEP Target Areas</u> <u>(Name of development(s) or site)</u>	<u>Total # of Units within</u> <u>the PHDEP Target</u> <u>Area(s)</u>	<u>Total Population to be</u> <u>Served within the PHDEP</u> <u>Target Area(s)</u>
<u>Pinehurst Village, Carver, InghramHomes</u>	<u>174</u>	<u>522</u>
<u>George Johnson, Hacota I & II</u>	<u>70</u>	<u>70</u>
<u>Bramble Courts, Union Village</u>	<u>142</u>	<u>284</u>

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months 12 Months 18 Months 24 Months X Other

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

<u>Fiscal</u> <u>Year of</u> <u>Funding</u>	<u>PHDEP</u> <u>Funding</u> <u>Received</u>	<u>Grant #</u>	<u>Fund Balance as</u> <u>of Date of this</u> <u>Submission</u>	<u>Grant</u> <u>Extensions</u> <u>or Waivers</u>	<u>Anticipated</u> <u>Completion</u> <u>Date</u>
<u>FY 1995</u>	<u>201 500</u>	<u>AR37DEP0150195</u>	<u>-0-</u>		<u>2/7</u>

FY 1996	201,500	AR37DEP0150196	-0-		4/19/99
FY 1997	197,000	AR37DEP0150197	124,512		11/26/00
FY1998	118,200	AR37DEP0150198	37,963		4/30/00
FY1999	86876	AR37DEP0150199	\$2,265.00		5/31/2001
FY 2000	90,543	AR37DEP0150200	\$86,140.00		9/1/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Hire Police officer 40 hours per week. Hire Security guard to patrol 9 complexes and document activities 42 hours per week (7 days x 6 hr). Resident activities include learning center, Summer recreation and job placement.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law	30,000
9120 - Security Personnel	30,000
9130 - Employment of	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	30,543
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	90,543

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences per goal or objective. Tables for line items in which the PHA has no planned goals or activities may be deleted.

goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences per column. Tables for line items in which the PHA has no planned goals or activities may be deleted.					9110 - Reimbursement of Law Enforcement			Total PHDEP Funding: \$ 30,000.00		
Objectives										
Proposed Activities		# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators		

<u>1. Patrol Complexes</u>			<u>9/1/01</u>	<u>9/01/03</u>	<u>30,000</u>	<u>78,000</u> <u>OP/Capital Fund</u>	<u>Crime Stats</u>
<u>2.</u>							
<u>3.</u>							

<u>9120 - Security Personnel</u>				<u>Total PHDEP Funding: \$ 30,000.00</u>			
<u>Goal(s)</u>							
<u>Objectives</u>							
<u>Proposed Activities</u>	<u># of Persons Served</u>	<u>Target Population</u>	<u>Start Date</u>	<u>Expected Complete Date</u>	<u>PHDEP Funding</u>	<u>Other Funding (Amount /Source)</u>	<u>Performance Indicators</u>
<u>1. Patrol & Document</u>			<u>9/01/01</u>	<u>9/01/03</u>	<u>30,000</u>	<u>-0-</u>	<u>Patrol Sheets & Stats</u>
<u>2.</u>							
<u>3.</u>							

<u>9130 - Employment of Investigators</u>					<u>Total PHDEP Funding: \$</u>		
<u>Goal(s)</u>							
<u>Objectives</u>							
<u>Proposed Activities</u>	<u># of Persons Served</u>	<u>Target Population</u>	<u>Start Date</u>	<u>Expected Complete Date</u>	<u>PHDEP Funding</u>	<u>Other Funding (Amount /Source)</u>	<u>Performance Indicators</u>
<u>1.</u>							
<u>2.</u>							
<u>3.</u>							

<u>9140 - Voluntary Tenant Patrol</u>					<u>Total PHDEP Funding: \$</u>		
<u>Goal(s)</u>							
<u>Objectives</u>							
<u>Proposed Activities</u>	<u># of Persons Served</u>	<u>Target Population</u>	<u>Start Date</u>	<u>Expected Complete Date</u>	<u>PHEDep Funding</u>	<u>Other Funding (Amount /Source)</u>	<u>Performance Indicators</u>
1.							

<u>2.</u>							
<u>3.</u>							

<u>9150 - Physical Improvements</u>					<u>Total PHDEP Funding: \$</u>		
<u>Goal(s)</u>							
<u>Objectives</u>							
<u>Proposed Activities</u>	<u># of Persons Served</u>	<u>Target Population</u>	<u>Start Date</u>	<u>Expected Complete Date</u>	<u>PHDEP Funding</u>	<u>Other Funding (Amount /Source)</u>	<u>Performance Indicators</u>
<u>1.</u>							
<u>2.</u>							
<u>3.</u>							

<u>9160 - Drug Prevention</u>				<u>Total PHDEP Funding: \$ 30,543.00</u>			
<u>Goal(s)</u>							
<u>Objectives</u>							
<u>Proposed Activities</u>	<u># of Persons Served</u>	<u>Target Population</u>	<u>Start Date</u>	<u>Expected Complete Date</u>	<u>PHEDep Funding</u>	<u>Other Funding (Amount /Source)</u>	<u>Performance Indicators</u>
<u>1. Learning Centers</u>	<u>100</u>	<u>youth 15-18</u>	<u>9/01/01</u>	<u>6/01/03</u>	<u>5,200</u>	<u>1000 Op. Budget</u>	<u>Attendance & grades</u>
<u>2. Summer Recreation</u>	<u>500</u>	<u>youth 15-18</u>	<u>6/02</u>	<u>7/03</u>	<u>10,000</u>	<u>20,000 State 1000 Op.</u>	<u>Attendance</u>
<u>3. Pac Program</u>	<u>20</u>	<u>youth 2-4</u>	<u>9/01/01</u>	<u>6/1/02</u>	<u>10,400</u>	<u>1000 Op. Budget</u>	<u>Attendance & Evaluation</u>
<u>4. Job Placement</u>	<u>20</u>	<u>Unemployed</u>	<u>9/01/01</u>	<u>9/01/03</u>	<u>4,493</u>		<u>20 Persons Placed</u>

<u>9170 - Drug Intervention</u>					<u>Total PHDEP Funding: \$</u>		
<u>Goal(s)</u>							
<u>Objectives</u>							
Proposed	# of	Target	Start	Expected	PHDEP	Other	Performance Indicators

<u>Activities</u>	<u>Persons Served</u>	<u>Population</u>	<u>Date</u>	<u>Complete Date</u>	<u>Funding</u>	<u>Funding (Amount /Source)</u>	
<u>1.</u>							
<u>2.</u>							
<u>3.</u>							

<u>9180 - Drug Treatment</u>					<u>Total PHDEP Funding: \$</u>		
<u>Goal(s)</u>							
<u>Objectives</u>							
<u>Proposed Activities</u>	<u># of Persons Served</u>	<u>Target Population</u>	<u>Start Date</u>	<u>Expected Complete Date</u>	<u>PHDEP Funding</u>	<u>Other Funding (Amount /Source)</u>	<u>Performance Indicators</u>
<u>1.</u>							
<u>2.</u>							
<u>3.</u>							

<u>9190 - Other Program Costs</u>					<u>Total PHDEP Funds: \$</u>		
<u>Goal(s)</u>							
<u>Objectives</u>							
<u>Proposed Activities</u>	<u># of Persons Served</u>	<u>Target Population</u>	<u>Start Date</u>	<u>Expected Complete Date</u>	<u>PHDEP Funding</u>	<u>Other Funding (Amount /Source)</u>	<u>Performance Indicators</u>
<u>1.</u>							
<u>2.</u>							
<u>3.</u>							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

<u>Budget Line Item #</u>	<u>25% Expenditure of Total Grant Funds By Activity #</u>	<u>Total PHDEP Funding Expended (sum of the activities)</u>	<u>50% Obligation of Total Grant Funds by Activity #</u>	<u>Total PHDEP Funding Obligated (sum of the activities)</u>
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
<u>9110</u>	<u>Activity 1</u>	<u>\$7,500.00</u>	<u>1 = \$15,000.00</u>	<u>\$30,000.00</u>
<u>9120</u>	<u>Activity 1</u>	<u>\$7,500.00</u>	<u>1 = \$15,000.00</u>	<u>\$30,000.00</u>
<u>9130</u>				
<u>9140</u>				
<u>9150</u>				
<u>9160</u>	<u>Activity 1, 2 & 3</u>	<u>\$7,636.00</u>	<u>2, 3 = \$10,200.00</u>	<u>\$30,543.00</u>
<u>9170</u>				
<u>9180</u>				
<u>9190</u>				
<u>TOTAL</u>		<u>\$22,636.00</u>		<u>\$90,543.00</u>

ATTACHMENT D

SUBSTANTIAL DEVIATION

SIGNIFICANT AMENDMENT OR MODIFICATION

2. Changes to rent, admissions policies or organization of the waiting list.
3. Additions of new budget line items not included in the current PHDEP Plan.
4. Any change to demolition, disposition, designation or homeownership programs or conversion activities.

ATTACHMENT E

Resident Advisory Board Members

Section 8 Resident Advisory Board Members:

1. Coy Coker
2. Emmit Cooper.
3. Virginia Wade

Public Housing Resident Advisory Board Members:

Pinehurst Village/Carver Officers

1. Mildred Whitaker
2. Carol Pope

Bramble Courts Officers

1. Regina Walker

Highpoint Officers

1. Ernestine Kelley
2. Lisa Ford
3. Ora Melton

Inghram/George Johnson Officers

1. Betty DeFrance
2. Jennie Greer
3. Sharon Banks
4. Sharon Cursh

Hacota Homes Officers

1. Claudia Schuenemann
2. Betty Crank
3. Ella Webster

Union Village Officers

1. Yolanda Starbuck
2. Vater Franklin

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